

JOHNSONS & PARTNERS

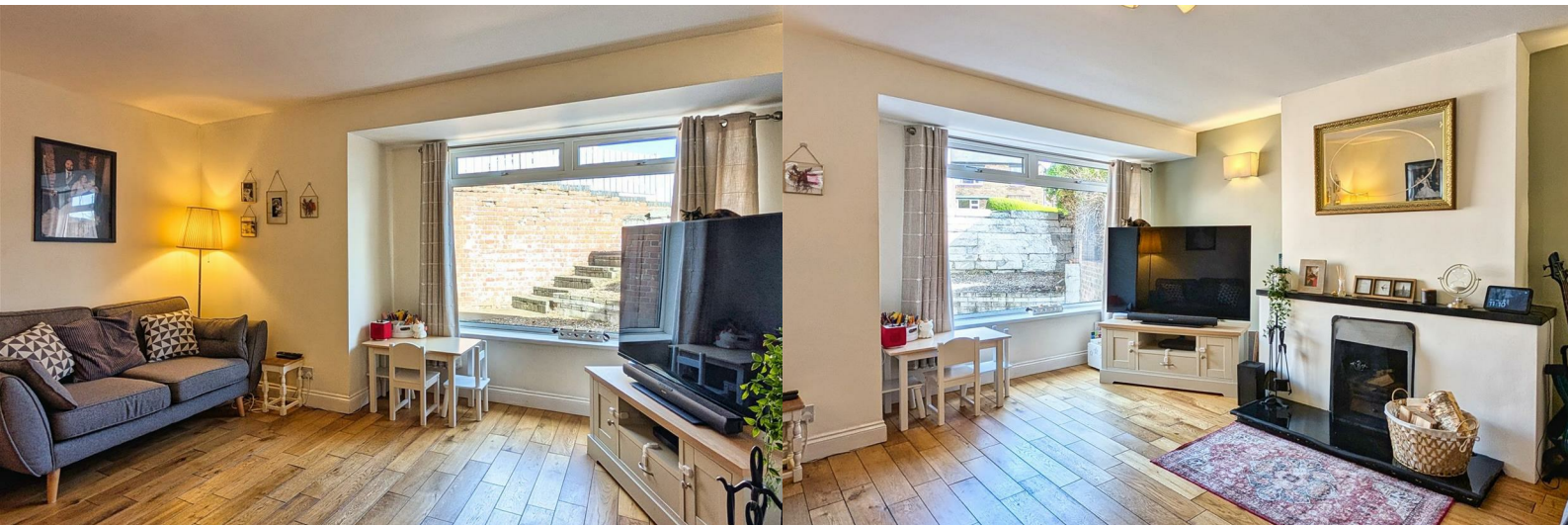
Estate and Letting Agency



83 REDLAND GROVE, CARLTON

NOTTINGHAM, NG4 3ET

£240,000



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Three Bedroom Semi Detached Home | Dining Kitchen | Modern Interiors | Driveway | Spacious Rear Garden | Popular Location | Close to Local Amenities and Transport Links | Viewings are Advised |

Nestled in the desirable neighbourhood of Redland Grove, Carlton, this well-presented three-bedroom semi-detached house is an ideal opportunity for a range of buyers, including families, professionals, and first time purchasers. Perfectly positioned close to a host of local amenities, reputable schools, and excellent transport links, the property offers a superb blend of comfort and convenience.

Upon entering, you are welcomed by a bright entrance hall which leads to a spacious lounge, perfect for relaxing evenings with family or entertaining friends. The heart of the home is the modern kitchen diner, boasting stylish fittings and ample space for family meals or social gatherings.

Ascending to the first floor, you will find three well-proportioned bedrooms, offering flexible accommodation to suit your lifestyle. These are serviced by a contemporary three-piece bathroom suite, thoughtfully designed for both functionality and comfort.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles. To the rear, a generous-sized garden awaits, offering plenty of space for outdoor entertaining, play, or simply unwinding in the fresh air.

This delightful home combines stylish living with practicality and is ready for its new owners to move straight in. Whether you're upsizing, downsizing, or taking your first step onto the property ladder, Redland Grove offers a fantastic place to call home. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Entrance Hallway

Living Room

14'6" x 13'5" (4.42 x 4.11)

Dining Kitchen

19'7" x 9'10" (5.99 x 3.02)

First Floor Landing

Bedroom One

13'10" x 10'5" (4.22 x 3.18)

Bedroom Two

11'8" x 8'3" (3.58 x 2.52)

Bedroom Three

10'2" x 9'11" (3.12 x 3.03)

Bathroom

8'3" x 6'11" (2.54 x 2.11)

Driveway

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

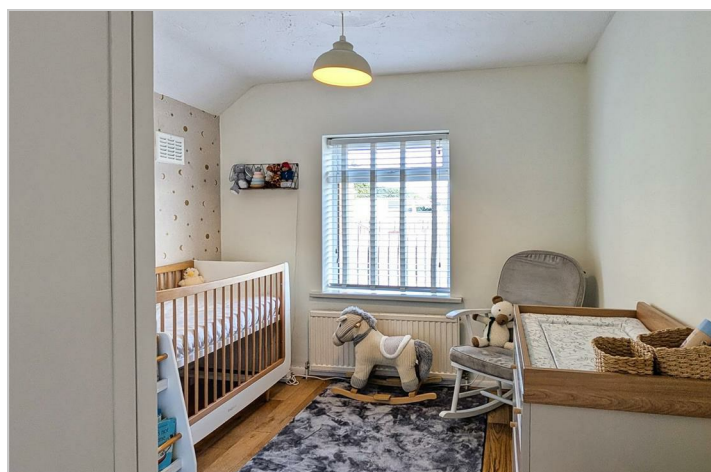
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

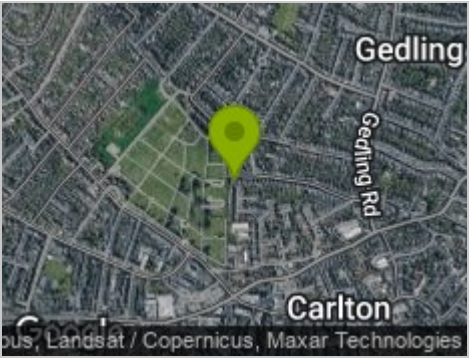
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



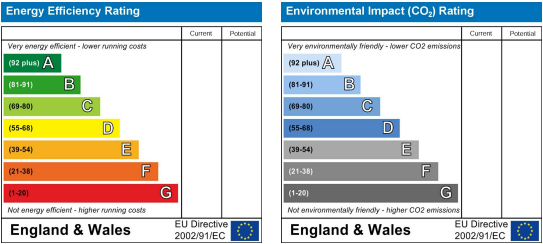
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.